



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 200300240

Date: November 7, 2003

Comments Due: December 7, 2003

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to place dredged or fill material into 2.373 acres of waters of the United States, in order to construct the Roseville Commerce and Auto Center, as shown in the attached drawings.

APPLICANT: David Mac Millan
Mac Millan Partners, Inc.
151 Ashridge Court
Granite Bay, CA 95746

LOCATION: The proposed Roseville Commerce and Auto Center project is located on a 18-acre property, between Highway 65 and Industrial Boulevard, in portions of Sections 15 and 16, Township 11 North, Range 5 East, MDBM, in Roseville, Placer County, California.

PROJECT DESCRIPTION: The applicant's stated project purpose is to provide a small, less than 20-acre commercial/light industrial development within western Placer County, to serve the needs of the expanding community. As proposed, the project would consist of two commercial and industrial centers. The Roseville Commerce Center, a nine building, multi-tenant, light industrial and industrial/office complex, totalling 200,400 square feet, would be built on the western side of the property. The Roseville Auto Center would be constructed on the eastern portion of the property, and would consist of a five building, 57,568-square foot complex, targeted for use by auto-related businesses. The proposed construction of the Roseville Commerce and Auto Center would result in the permanent loss of all 2.373 acres of waters of the United States on the 18-acre property. The waters present include 1.917 acres of vernal pools, 0.211 acre of seasonal wetlands, 0.155 acre of marsh, and a 0.09-acre drainage channel. These waters are regulated under Section 404 of the Clean Water Act since they are tributary or adjacent to a tributary of Pleasant Grove Creek. Additionally, a condition of the City of Roseville's building permit for the project is that the applicant construct sidewalks and shoulder improvements along Industrial Avenue, in front of the adjoining H.B. Fuller adhesives factory. Although, not verified by the Corps, the required improvements along Industrial Avenue would require a potentially jurisdictional 0.034 acre roadside ditch be filled.

The applicant proposes to mitigate impacts to waters of the United States and Federally-listed species through the purchase of mitigation credits from an agency-approved wetland mitigation bank.

AREA DESCRIPTION: The proposed Roseville Commerce and Auto Center would be located in an area of gently rolling annual grassland. The property is bounded on the East and West by Industrial Avenue and Highway 65, respectively. The property to the north currently contains a Hertz equipment rental facility and the Parkside Industrial Park, and is the proposed location of a bus storage and

maintenance facility for the City of Roseville. The adjoining property on the south contains an H.B. Fuller adhesives factory.

ADDITIONAL INFORMATION: The latest published version of the National Register of Historic Places and its monthly supplements have been reviewed and there are no places either listed or recommended as eligible which would be affected. Additional literature and records searches have not identified any recorded sites within the project boundary; however, no previous archeological surveys were done within the project area. Additional information, including the results of a field survey, will need to be provided before the Corps can determine whether or not the proposed project would affect historic or prehistoric properties.

The following endangered species may be present in the permit area: vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), slender Orcutt grass (*Orcuttia tenuis*), and Sacramento Orcutt grass (*Orcuttia viscida*). No surveys for Federally-listed threatened or endangered species have been conducted on the property.

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **December 7, 2003**. Personal information in comment letters is subject to release to the public through the Freedom of Information Act. Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

If additional information is required, please contact David Mac Millan of Mac Millan Partners, Inc., telephone 916-788-8100, or [Mr. William Ness](#), at the letterhead address, telephone 916-557-5268.

Mark W. Connelly
Lieutenant Colonel,
Corps of Engineers
Acting District Engineer

Enclosures: 2 Drawings